TASK ORDER STATEMENT OF WORK

1. GENERAL INFORMATION

1.1 PROJECT INFORMATION

1.1.1. Project Title: FACILITY CONDITION ASSESSMENT (FCA) at the Naval Research Laboratory, Washington, DC

1.2 DEFINITION OF WORK

The Naval Research Laboratory has a requirement for facility inspection services and anticipates awarding one inspection contract as a result of this synopsis. It is anticipated that the award amount for this contract will be approximately $110,000. The contractor will be required to provide a Facility Condition Assessment (FCA) on building systems including roofing, piping, HVAC, electrical, fire protection, architectural, and structural systems including assessments of specific elements within each system. Work includes providing a FCA of twenty six (26) buildings totaling 842,199 square feet and 11,303 linear feet of perimeter fence. Provide a survey team consisting of construction professionals to inspect the architectural, structural, mechanical, fire protection and electrical components of buildings. Systems to be inspected include but not limited to: exterior systems (walls, windows, roofing, doors, etc.), interior systems (walls, doors, flooring, visible structures), HVAC systems, exhaust systems, lab utilities, electrical and electrical distribution systems, plumbing systems, fire protection systems, special construction systems, and vertical transport systems.

2. GENERAL REQUIREMENTS

2.1 CONTRACT DOCUMENTS

Provide 2 copies of draft report, 4 copies of final report, and 1 electronic copy of the final report. Provide 1 copy of the draft and 2 copies of the final service calls. Provide draft FCA report within two (2) months and three (3) weeks of award, Allow three (3) weeks for Government review; upon completion of Government review, the Contractor shall meet on site to receive the review comments. All disciplines shall attend the site meeting; provide final FCA report within two (2) weeks after return of Government comments

2.2 PROPOSAL SUBMISSION REQUIREMENTS

Firms responding to this announcement must do so in accordance with the requirements set forth in Note 24 and the evaluation criteria listed at FAR 36.602-1 and DFARS 236.602-1, which are being presented below in descending order of importance: (1) The contractor shall provide evidence of corporate experience in conducting facility inspections of the type required. The contractor must indicate past experience by citing examples of facilities inspected (2) Professional certifications of individuals assigned that

includes but not limited to: mechanical/HVAC, cost estimating, electrical, fire protection, and architectural/structural. (3) Provide examples of similar projects performed by the proposed team and the duties performed by each of the team members. If the proposed team has not worked together before, the firm must provide experience of the individuals with their proven ability to work in a diverse team environment. (4) The contractor must provide past performance information on contracts with Government agencies and private industry, which demonstrates quality of work. Demonstrating this should include, at a minimum, things such as letters of commendation/appreciation, a list of contracts, the points of contact and phone numbers for references. Those firms that meet the requirements described in this announcement, and wish to be considered, must respond no later than 4:00 P.M. EST on the response date specified herein. It is anticipated that the one contract will be awarded as a result of this synopsis and will have a period of performance of 4 months from the date of contract award. The North American Industry Classification System Code is 541350. All questions should be directed to the point of contact below. All interested parties must send one copy of their SF-330, using the mailing address set forth herein, to Contracting Officer, ATTN: Code 3230.

3. SPECIFIC REQUIREMENTS

Project Description**:** The Naval Research Laboratory has a requirement for facility inspection services and anticipates awarding one inspection contract as a result of this synopsis. It is anticipated that the award amount for this contract will be approximately $110,000. The contractor will be required to provide a Facility Condition Assessment (FCA) on building systems including roofing, piping, HVAC, electrical, fire protection, architectural, and structural systems including assessments of specific elements within each system. Work includes providing a FCA of twenty six (26) totaling 842,199 square feet and 11,303 linear feet of perimeter fence. A detailed list can be found on the attached spreadsheet. Provide a survey team consisting of construction professionals to inspect the architectural, structural, mechanical, fire protection and electrical components of buildings. Systems to be inspected include but not limited to: exterior systems (walls, windows, roofing, doors, etc.), interior systems (walls, doors, flooring, visible structures), HVAC systems, exhaust systems, lab utilities, electrical and electrical distribution systems, plumbing systems, fire protection systems, special construction systems, and vertical transport systems. FCA shall contain both an assessment of building systems replacement cycle for building renovation decisions and a detailed component replacement analysis based on component condition and its observed projected remaining useful life. Provide life cycle cost analysis to identify where excessive maintenance costs can be compared to component replacement or where multiple component replacement should be compared to system replacement. Facility replacement is not an option for analysis. Note that this is a condition assessment, not a code compliance assessment. While components and systems replaced need to meet the American with Disability Act (ADA), the energy policy Act, and Life Safety Code, this effort is strictly an existing component and system assessment and it does not include analysis to initiate new construction to bring the buildings into code compliance. That analysis has been done by others. Where deficiencies are observed, categorize in categories like: failed or failing, poor condition, fair condition, good condition, or new/excellent condition. Provide an assessment predicting facility component life

expirations using statistical guidelines and using nationally recognized references for cost data to model building system costs. The proposal must include a plan for detailed inspection. IBM compatible software must be used. Deficiencies requiring less than 16 man-hours to correct will be submitted in the existing NRL service call format. Descriptions need to be detailed to be detailed enough for workmen to find the deficiency in the field. Deficiencies beyond the scope of services calls need to contain locations where work can be found. Provide cost estimates assuming that work is to be done by construction contract complete with all markups for overhead and profit, cost escalation, 10% change order contingency, and 10% design contingency. Should the inspectors come upon immediate life threatening or property damaging – like an excessive steam or water leak – turn in a service call before leaving the site. It is expected that these emergency service calls will be limited to approximately 8 for this entire effort. Schedule of work:

4. BUDGET REQUIREMENTS

It is anticipated that the award amount for this contract will be approximately $110,000.

5. SUBMITTAL REQUIREMENTS AND SCHEDULE

5.1 The Contractor shall submit the various phases of work in accordance with the following schedule:

Submit draft report	12 Weeks
Government Review	3 Weeks
Submit Final report	2 Weeks

Schedule of work: Provide draft FCA report within two (2) months and three (3) weeks of award, Allow three (3) weeks for Government review; upon completion of Government review, the Contractor shall meet on site to receive the review comments.

CONTRACT REQUIREMENTS LIST

The contractor shall provide the items, which have been marked with an “x” to the left of the number.

X	1	Draft Report
___	2	Design Development (35%) Submission
___	3	Design Development (95%) Submission
X	4	Final (100%) Submission
___	5	Bid Package Analysis
___	6	Contractor Quality Control
___	7	Economic Analysis
___	8	Building Energy Consumption Documentation
___	9	Total Energy Study
___	10	Energy Conservation Report
___	11	Energy Conservation Criteria and Directives
___	12	ECIP Analysis
___	13	Fire Protection Analysis
___	14	Interior Design Services
___	15	Model
___	16	National Capital Planning Commission and/or Commission of Fine Arts Presentation (NCPC/CFA)
___	17	Post Construction Award Services (PCAS)
___	18	Project Engineering Documentation (PED)
___	19	Rendering
___	20	Soil Borings and Soil Analysis
___	21	Topographic Survey
___	22	Value Engineering (VE) Services
___	23	Title II, Inspection Services
___	24	Studies

SUBMISSION REQUIREMENTS LIST

	SUBMITTALS	PHASE A	PHASE B			
2.1.1	Draft Report	2				
2.1.2	Draft Service Calls	1				
2.2	(35%) Plans (Electronic)					
	Specifications (Electronic)					
	Cost Estimate (Electronic)					
	Calculations (Electronic)					
	Basis of Design Report					
2.3	(65%) Plans					
	Specifications					
	Cost Estimate					
	Calculations					
2.4	(95%) Plans (Electronic)					
	Specifications (Electronic)					
	Cost Estimate (Electronic)					
	Calculations (Electronic)					
	Long Lead Items List (Electronic)					
	Submittal Status Log (Electronic)					
2.5	(100%) Final Report (Electronic)		4			
	Service Calls		2			
	100% Report (Electronic)		1			
	Signed Original Tracings (Mylars)					
	Bond Specification					
2.6	Bid Package Analysis					
2.7	Economic Analysis					
2.8	Energy Conservation Study					
2.9	Building Energy Analysis					
2.10	Passive Solar Analysis					
2.11	Total Energy Study					
2.12	Energy Conservation Report					
2.13	ECIP Analysis					
2.14	Energy Systems Guide					
2.15	Environment Permit Report					
2.16	Fire Protection Analysis					
2.17	Interior Design Brochures					
2.18	Model					
2.19	NCPC & CFA Boards					
	Drawing Sets & Project Description					
2.20	PED					
2.21	A&E Quality Control Checklist					